

Required Site Plan Notes

- The developer, his successors and assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
- All signs shall be furnished and installed per the most current editions of the Manual on Uniform Traffic Control Devices (MUTCD) and City of Aurora standards.
- Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire Lane."
- Commercial Projects built under the 2015 IBC:**
"accessible exterior routes" shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrances they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. The City of Aurora enforces handicapped accessibility requirements based on the 2015 international building code, chapter 11, and the International Code Council (ICC) a117.1-2009.
(Note to Applicant: Please see ExhibitB8 under the Development/Design Standards section of this Guidebook for items to be shown on a Site Plan).
- The applicant has the obligation to comply with all applicable requirements of the Americans with Disabilities Act.
- The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy.
- All crossings or encroachments into easements and rights-of-way owned by the City of Aurora("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to the City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.
- The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.
- All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.
- All rooftop mechanical equipment and vents greater than eight (8) inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens don't meet this minimum height requirement, the Director of Planning may require construction modifications prior to the issuance of a permanent Certificate of Occupancy.
- Notwithstanding any surface improvements, landscaping, planting or changes shown in these site or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, etc., shall interfere with the operation of the utility lines placed within the easement. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.
- Final grade shall be at least six (6) inches below any exterior wood siding on the premises.
- All interested parties are hereby alerted that this Site Plan is subject to administrative changes and as shown on the original Site Plan on file in the Aurora City Planning Office at the Municipal Building. A copy of the official current plan may be purchased there. Likewise, Site Plans are required to agree with the approved subdivision plat of record at the time of a building permit; and if not, must be amended to agree with the plat as needed, or vice versa.
- Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.
- All representations and commitments made by applicants and property owners at public hearings regarding this plan are binding upon the applicant, property owner, and its heirs, successors, and assigns.
- In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.
- EMERGENCY RESPONDER RADIO COVERAGE:** The 2015 International Fire Code (IFC) requires all buildings to be assessed for adequate emergency responder radio coverage (ERRC). At the time the structure is at final frame and final electrical inspections, the General Contractor (GC) will be required to hire a qualified independent 3rd party to assess the radio frequency levels within the structure. Once completed the 3rd party will provide the results of the test to both the GC and Aurora Building Division as to whether the structure passed or failed the preliminary radio surveillance. A structure that has passed this surveillance requires no further action by the GC. A failed radio surveillance will require a licensed contractor to submit plans to the Aurora Building Division to obtain a building permit for the installation of an ERRC system prior to installation. This assessment and installation is at the cost of the owner or developer expense. Future interior or exterior modifications to the structure after the original certificate of occupancy is issued will require a reassessment for adequate radio frequency coverage.
- Architectural features (i.e. bay windows, fire places, roof overhangs, gutters, eaves, foundation footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

APPLICABLE BUILDING CODES

2015 International Building Code (IBC)
2015 International Mechanical Code (IMC)
2015 International Fuel Gas Code (IFGC)
2015 International Fire Code (IFC)
2015 International Plumbing Code (IPC)
2015 International Energy Conservation Code (IECC)
2020 National Electric Code (NEC)
ANSI A117-2009 Accessibility Code

NOTE:

THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

570 POTOMAC STREET RETAIL

SITE PLAN WITH ADJUSTMENTS

570 POTOMAC STREET,
AURORA, COLORADO 80012

LOT 1, BLOCK 1
KELLY - INGRUM SUBDIVISION
FILING NO. 1

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

DATA BLOCK

LAND AREA WITHIN PROPERTY LINES	23,204 GSF
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	23' – 3"
TOTAL BUILDING COVERAGE AND GFA	6,000 S.F. (25.86%)
HARD SURFACE AREA	10,017 S.F. (43.17%)
LANDSCAPE AREA	5,625 S.F. (24.24%)
SIDEWALKS AND PATIOS	1,562 S.F. (06.73%)
PRESENT ZONING CLASSIFICATION	MU–C
MAXIMUM PERMITTED/ALLOWABLE SIGN AREA	223.25 SF
PROPOSED TOTAL SIGN AREA	223.25 SF
PROPOSED NUMBER OF SIGNS	7
MAX NUMBER OF SIGNS	6
PROPOSED MONUMENT SIGN	1
MONUMENT SIGN AREA	64 SF
PARKING SPACES REQUIRED	15
PARKING SPACES PROVIDED	15
VAN ACCESSIBLE SPACES REQUIRED	1
VAN ACCESSIBLE SPACES PROVIDED	1
LOADING SPACES REQUIRED	0
LOADING SPACES PROVIDED	0
OCCUPANCY GROUP	BUSINESS, ASSEMBLY
ALLOWABLE FLOOR AREA	9000 SF
FLOOR AREA	6000 SF
ALLOWABLE STORIES	2
NUMBER OF STORIES	1
ALLOWABLE HEIGHT	30 FT
TYPE OF CONSTRUCTION	VB
ENERGY CONSERVATION METHOD	CONTINUOUS INSULATION
OCCUPANT LOADS	198 OCCUPANTS
BUILDING IS NOT SPRINKLED	

SIGNATURE BLOCK

570 POTOMAC STREET RETAIL Site Plan
(Official Project Name)

Legal Description: LOT 1, BLOCK 1, KELLY-INGRUM SUBDIVISION FILING NO. 1

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness thereof, _____ has caused these
(Corporation, Company, or Individual)

presents to be executed this ____ day of _____ AD, _____.

By: _____ Corporate Seal
(Principals or Owners)

State of Colorado _____)ss
County of _____)

The foregoing instrument was acknowledged before me this ____ day of _____ AD, _____ by
(Principals or Owners)

Witness my hand and official seal _____ Notary

(Notary Public)

My commission expires _____ Notary Business Address: _____

CITY OF AURORA APPROVALS

City Attorney: _____ Date: _____

Planning Director: _____ Date: _____

Planning Commission: _____ Date: _____
(Chairperson)

Attest: _____ Date: _____
(City Clerk)

Database Approval Date _____

RECORDER'S CERTIFICATE:
Accepted for filing in the office of the Clerk and Recorder of _____
Colorado at _____ o'clock ____ M, this ____ day of _____ AD, _____.
Clerk and Recorder: _____ Deputy: _____

AMENDMENTS

PROJECT TEAM

CLIENT:
Premier Investment Properties LLC
9579 Kentwick Circle, Ste 900
Englewood, CO 80112
Contact: Oyun Namjig
gegnee@gmail.com
720-998-8909

ARCHITECT:
RMG-Rocky Mountain Group
14 Inverness Drive East, Suite E-136
Englewood, CO 80112
Contact: Lucy Van Dusen, RA
LVandusen@rmg-engineers.com
720-815-3921

STRUCTURAL ENGINEER:
RMG-Rocky Mountain Group
14 Inverness Drive East, Suite E-136
Englewood, CO 80112
Contact: David Schmidt, PE
DSchmidt@rmg-engineers.com
719-203-3319

MEP ENGINEER:
McShea Consulting, LLC
4445 Northpark Dr., Ste. 200
Colorado Springs, CO 80907
Contact: Michael McShea
mike@mcsheaconsulting.com
719-358-8208

CIVIL ENGINEER:
RMG-Rocky Mountain Group
14 Inverness Drive East, Suite E-136
Englewood, CO 80112
Contact: Scott Marvel
SMarvel@rmg-engineers.com
720-815-3920

LANDSCAPE ARCHITECT:
JWLA, LLC
PO BOX 354
PALMER LAKE, CO 80133
Contact: Jon Walsh RLA
jwlandarch@gmail.com
719-640-9428

CONTRACTOR:
Haselden Construction
6950 S Potomac Street
Centennial, CO 80112
Contact: Brian Pippin
BrianPippin@haselden.com
720-603-2935

SHEET LIST

SHEET NUMBER	SHEET NAME
1	COVER SHEET
2	SITE PLAN
3	GRADING AND DRAINAGE PLAN
4	UTILITIES LAYOUT PLAN
5	UTILITIES PROFILE
6	LANDSCAPE PLAN
7	LANDSCAPE NOTES AND DETAILS
8	TREE PRESERVATION DETAILS
9	SITE DETAILS
10	EXTERIOR ELEVATIONS
11	COLORLED ELEVATIONS/MATERIALS
12	SITE PHOTOMETRIC 1
13	SITE PHOTOMETRIC 2

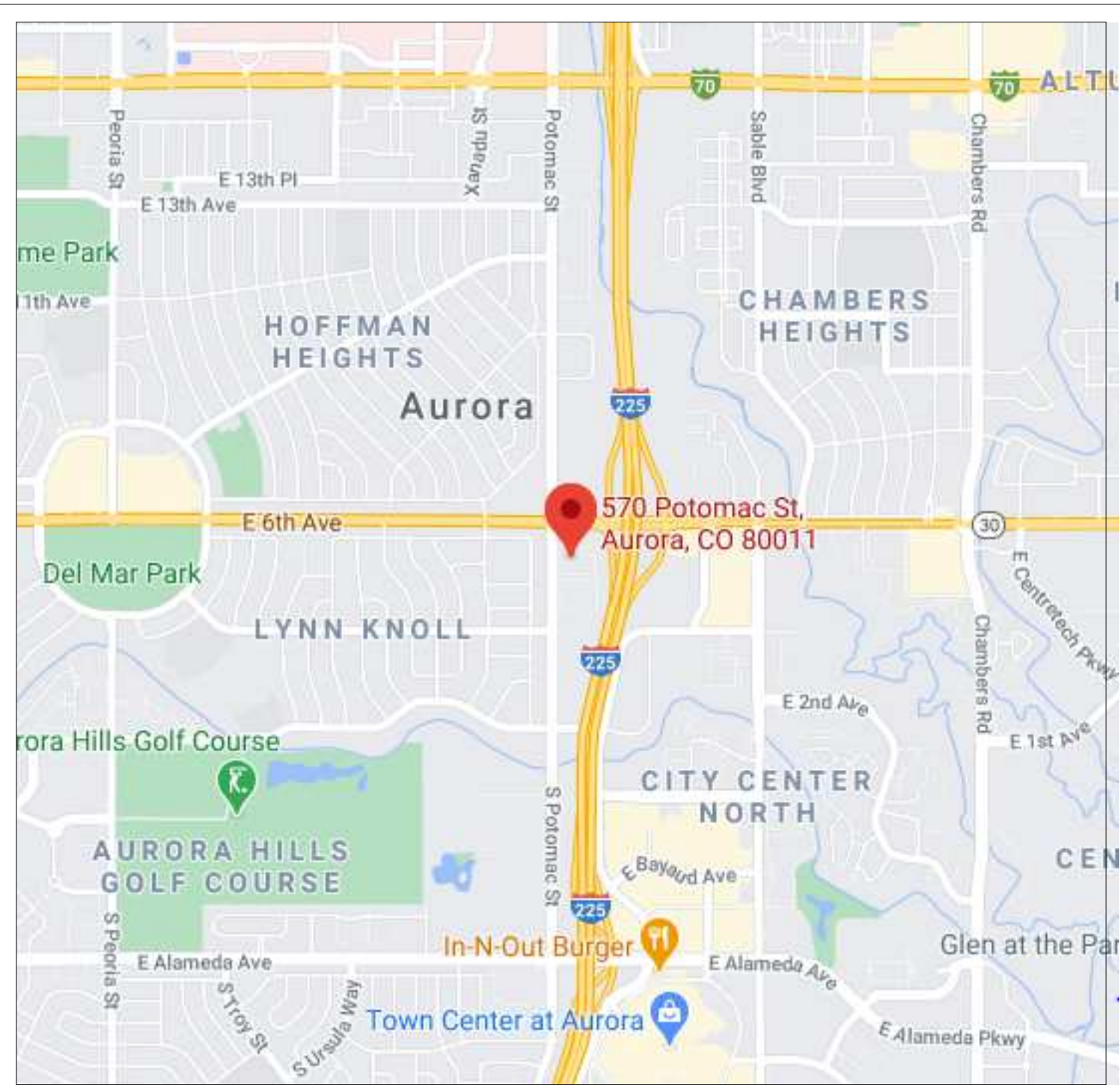
MAJOR ADJUSTMENTS

1. Section 146-4.7.5.E. There is an existing 20' access easement along the North side of the property - directly abutting the property line. It is proposed that a 23' Fire Lane easement will replace it. We propose to leave the Fire Lane easement where the existing 20' easement is without introducing a 5'-0" landscape buffer along the North side. We can mitigate by planting additional shrubs or trees in the neighbor's Southern landscape buffer.

2. Section 146-4.7.5.G. Provide reduced buffer width along south side and mitigate with 2 additional trees and 15 uprooted shrubs. A base of darker stucco has been added to the south elevation, and the color has been changed on two of the bays giving horizontal articulation to the facade. An 8'-0" tall masonry wall will be built along the South edge reducing the buffer to 18'-0". An adjustment to 14'-0" is being requested. This tight infill site does not allow for full buffer widths. The fire lane along the north boundary, the building depth and parking lot do not allow for required buffer depths along the south boundary.

MINOR ADJUSTMENTS

1. Section 146-5.4.4.F. The maximum allowed number of signs is 6. We are requesting one additional sign so that we can have a monument sign placed 18'-9" from the flow line, which is a 10% reduction. Additional shrubs will be planted to mitigate this.



VICINITY MAP

ROCKY MOUNTAIN GROUP

PRELIMINARY NOT FOR CONSTRUCTION

570 POTOMAC STREET RETAIL

570 POTOMAC STREET, AURORA, COLORADO 80012

PREMIER INVESTMENT PROPERTIES, LLC

The design shown herein is preliminary and subject to change without notice. It is not to be used for construction or other purposes without the written approval of the design professional. Any information presented herein is for informational purposes only and does not constitute a contract. The design professional is not responsible for the accuracy or completeness of the information presented herein.

COVER SHEET

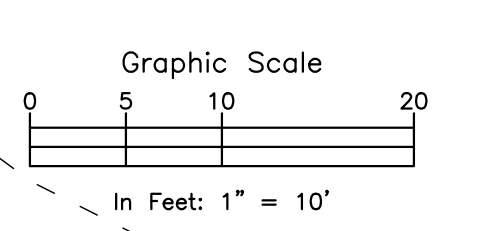
BID PLAN SET

PROJECT STATUS

ARCHING: KEM
DRAWN: LCV
CHECKED: km
DATE: 10.04.2021
REVISION:

NO.	DATE

JOB NO: 172212
SHEET NO: 1 of 12



(P) SIDEWALK

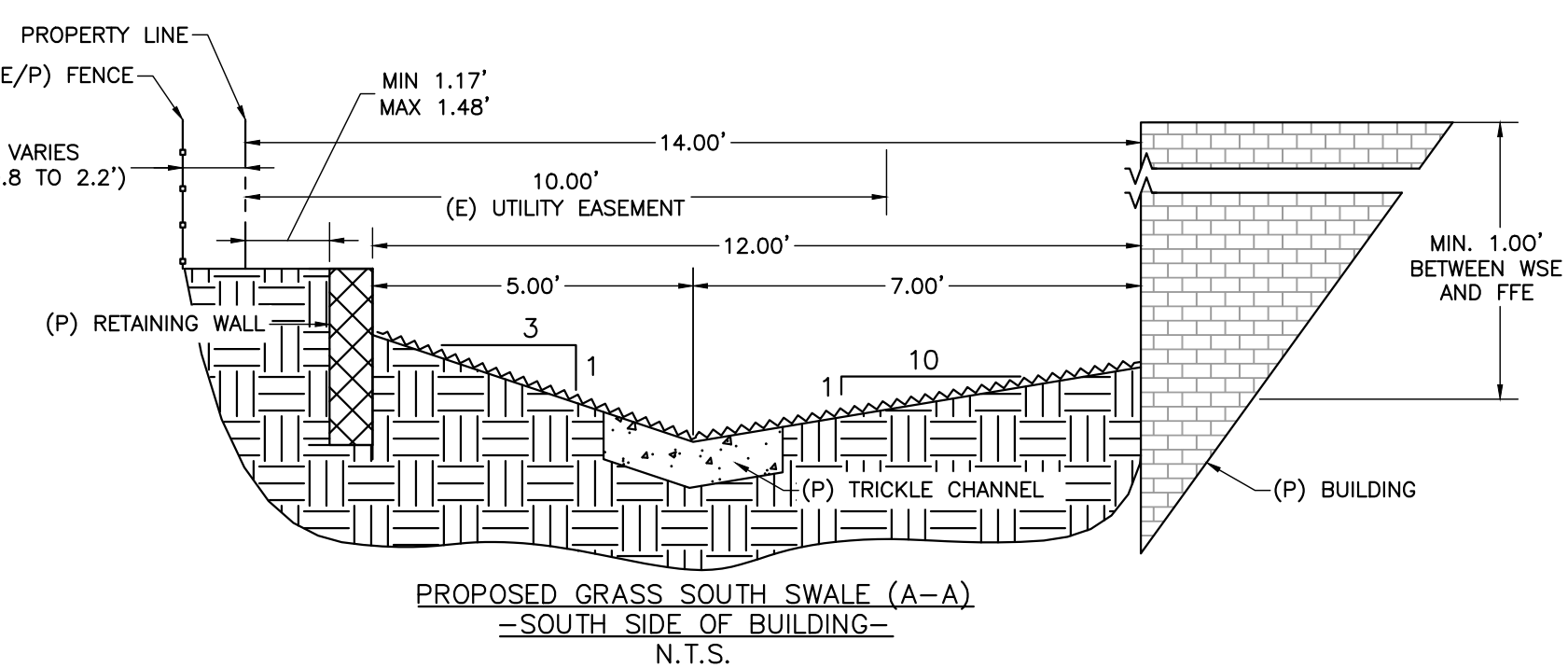
8.60' 16.20' 7.60'

5 1













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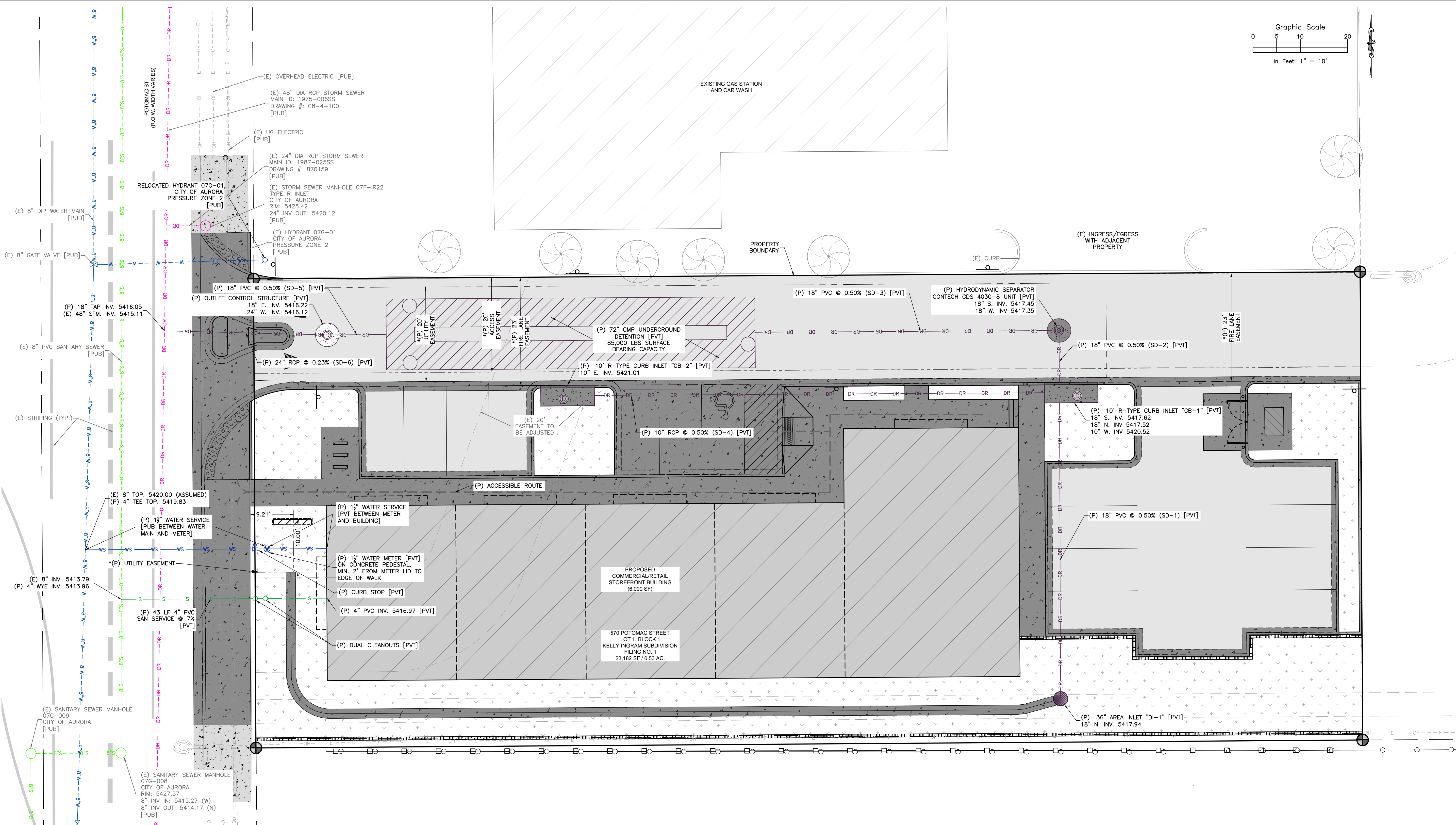
MIN. 1:1
BETWEEN
AND F

PROPOSED GRASS WEST SWALE (B-B)
-WEST SIDE OF BUILDING-
N.T.S.



LEGEND

	PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	PROPOSED EASEMENT LINE
	PROPOSED MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	SPOT ELEVATION
	PROP. STRUCTURE/BUILDING
	PROP. CONCRETE PAVEMENT
	PROP. ASPHALT PAVEMENT
	PROP. LANDSCAPED AREA



- NOTES:
1. THE PROPOSED WATER SERVICE LINE SHALL BE MINIMUM 4.5' BELOW FINAL GRADE
 2. THE PROPOSED STORM SEWER LINE IS PRIVATE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER

LEGEND	
	EXISTING WATER MAIN (SIZE)
	EXISTING HYDRANT
	EXISTING OVERHEAD ELECTRIC
	EXISTING SANITARY SEWER
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED WATER MAIN (SIZE)
	PROPOSED WATER SERVICE
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED STORM SEWER

ROCKY MOUNTAIN GROUP

Geotechnical
Materials Testing
Civil/Planning

ARCHITECTURAL
STRUCTURAL
FORECASTS

19375 BEAUCHAMPE RD., MONUMENT, CO 80132
SOUTHERN COLORADO
SOUTHERN COLORADO, COLORADO METRO, NORTHERN COLORADO

PRELIMINARY NOT FOR
CONSTRUCTION

570 POTOMAC STREET RETAIL

570 POTOMAC STREET, AURORA, COLORADO 80012

PREMIER INVESTMENT PROPERTIES, LLC

The design shown herein shall be the property of the design engineer and shall not be used for any other project without the written consent of the design engineer. The design engineer shall not be responsible for any errors or omissions in this design or for any consequences arising from the use of this design for any purpose other than that for which it was prepared. The design engineer shall not be responsible for any errors or omissions in this design or for any consequences arising from the use of this design for any purpose other than that for which it was prepared.

UTILITIES LAYOUT PLAN

REVIEW PLANS

ENG: SAM
DRAWN: MLH
CHECKED: RDL

DATE
02/14/22

REVISION

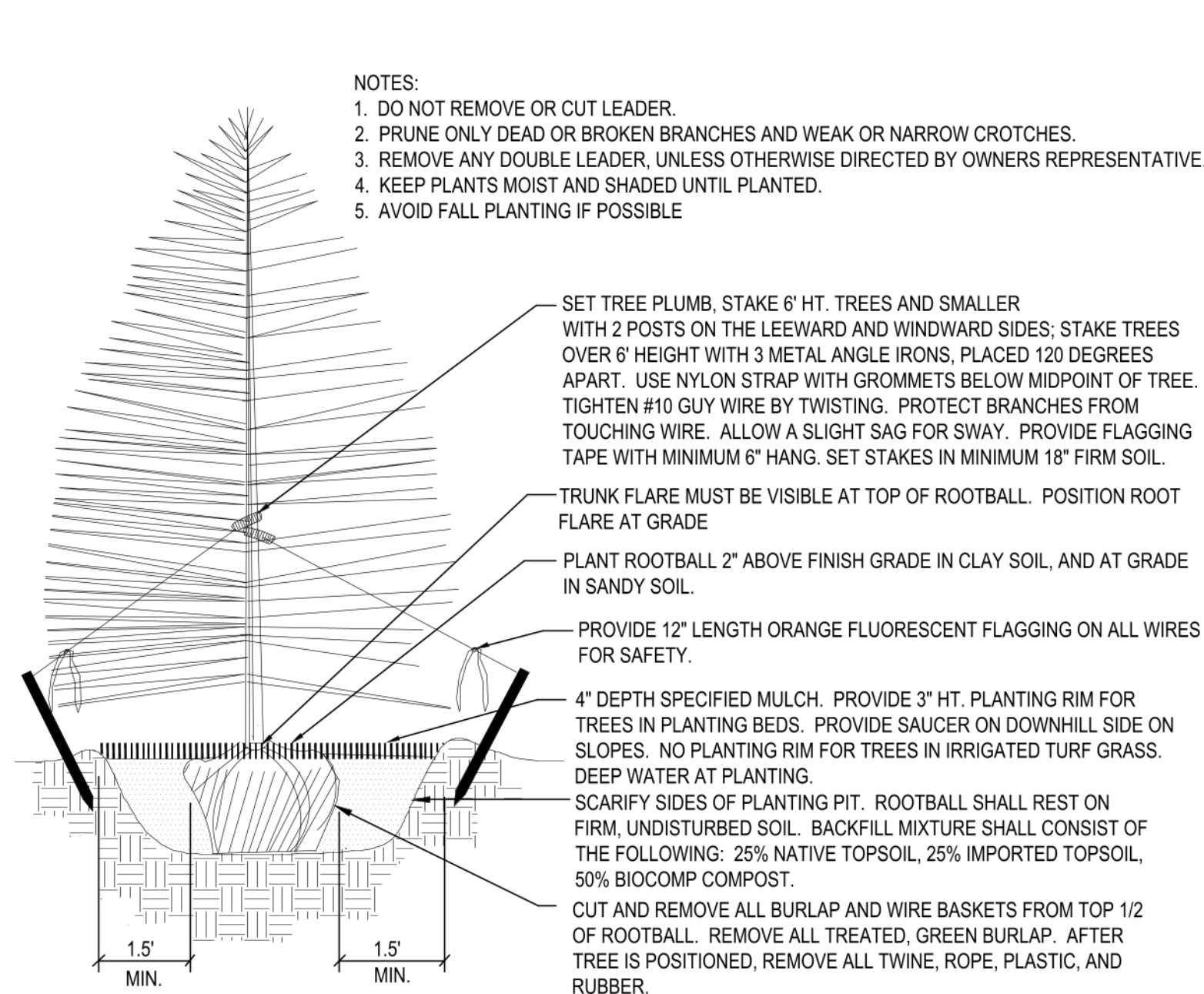
DATE

JOB NO.
172212

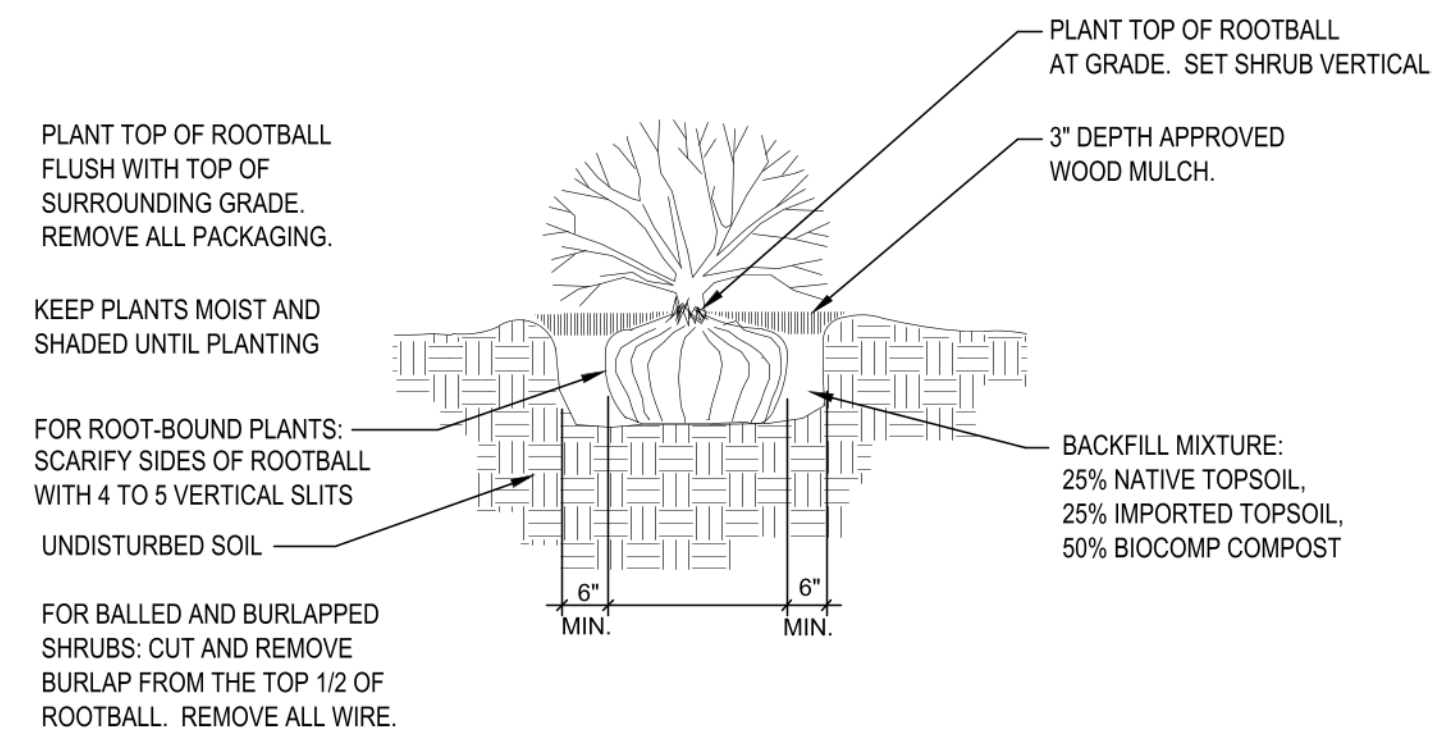
SHEET NO.
4
OF 12

OF 12

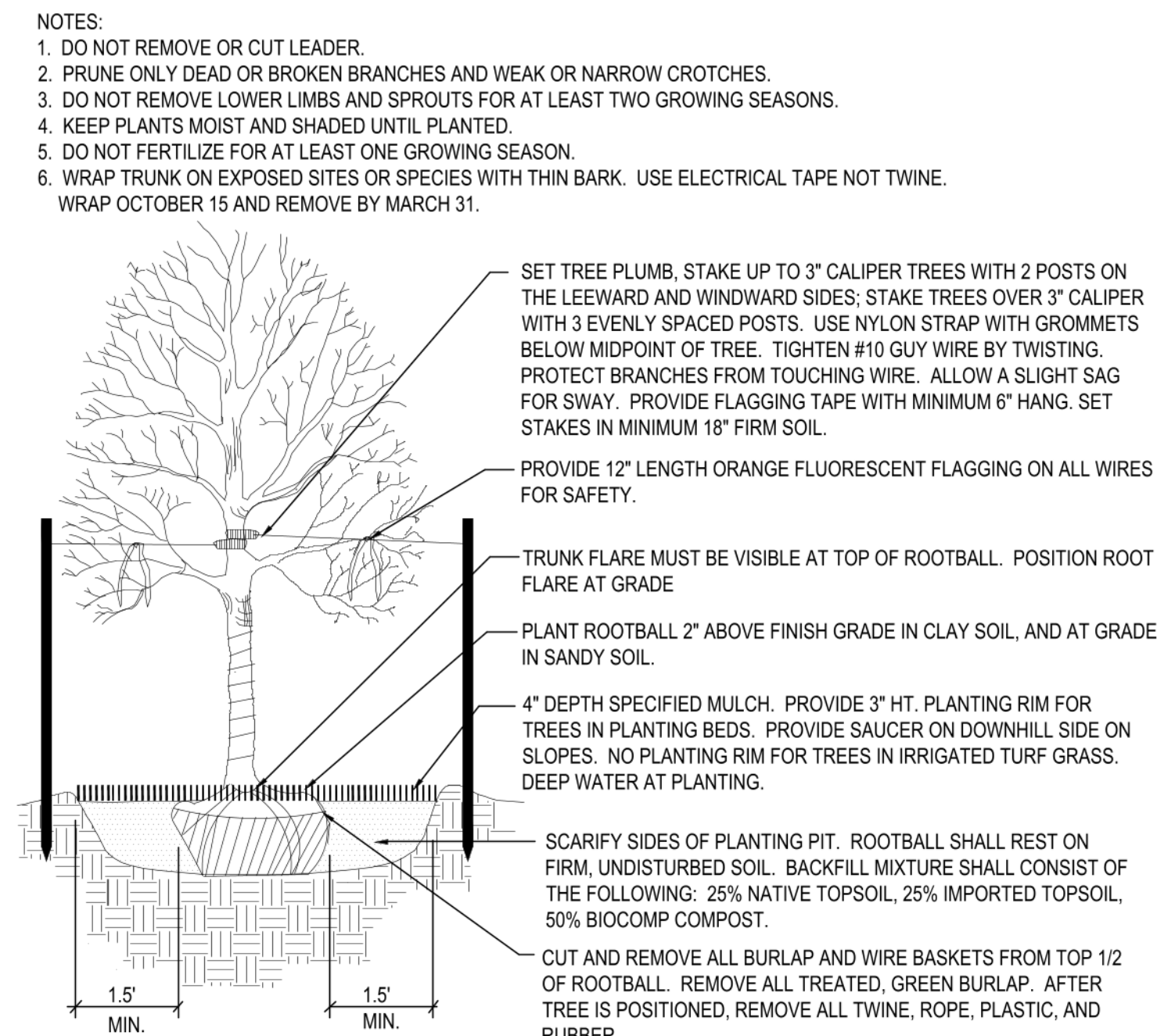
PLANTING DETAILS



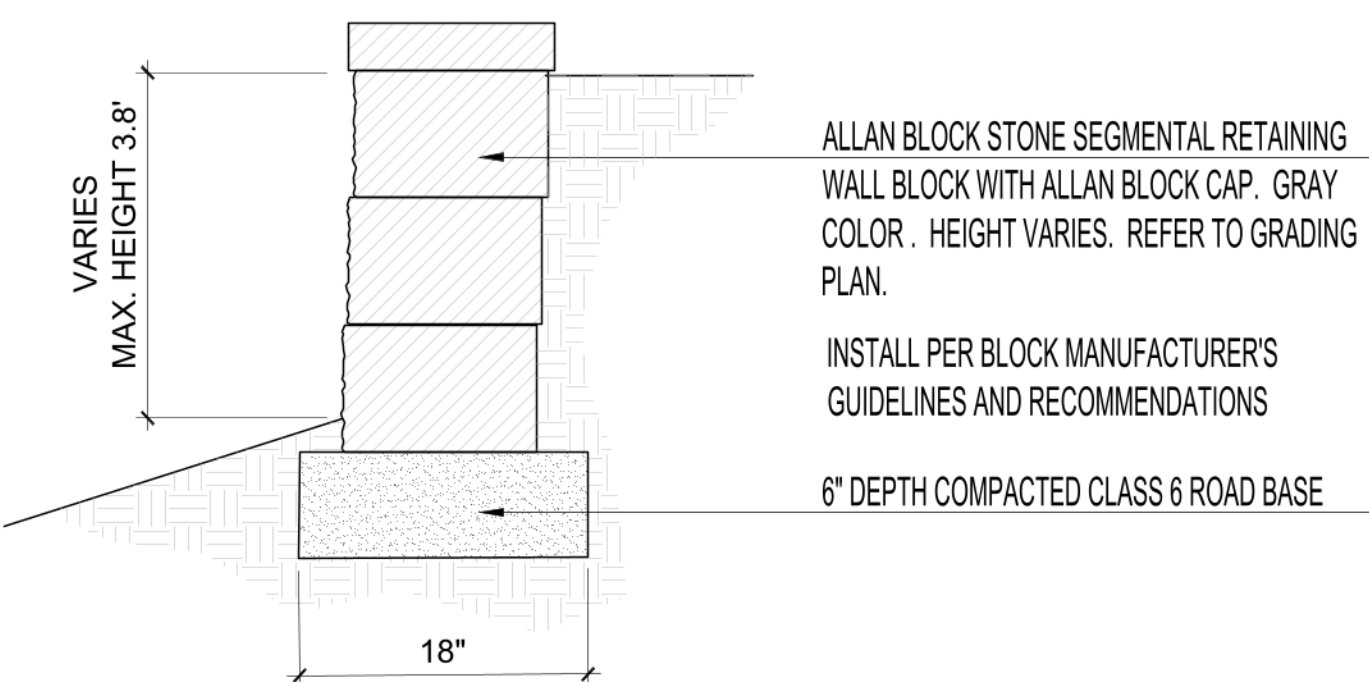
1 Coniferous Tree Planting Detail
NOT TO SCALE



3 Shrub Planting Detail
SCALE: NOT TO SCALE



2 Deciduous Tree Planting Detail
NOT TO SCALE



4 Segmental Retaining Wall Detail
SCALE: NOT TO SCALE

NATIVE SEED ESTABLISHMENT

INITIAL PLANTING

STOCKPILED TOPSOIL SHOULD BE SPREAD EVENLY OVER ALL AREAS TO RECEIVE NATIVE SEED. SEED BED IS TO BE WEED-FREE. SPECIFIED SOIL AMENDMENTS SHOULD BE SPREAD AND INCORPORATED INTO TOP 6" OF SOIL. SEED BED IS TO BE RAKED SMOOTH AND FREE OF DEBRIS LARGER THAN 1" IN DIAMETER. ANY AREAS SUSCEPTIBLE TO EROSION ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR GENERAL CONTRACTOR PRIOR TO SEEDING. THE SPECIFIED SEED MIX IS TO BE APPLIED BY HYDRO-MULCHING OR BROADCAST SEEDING AT THE RATE SPECIFIED RAKING INTO TOP 1/4" TO 1/2" OF SOIL. SEED IS TO BE APPLIED BETWEEN APRIL 15 AND SEPTEMBER 15. SEED SHALL NOT BE SOWN IF GROUND IS IN A FROZEN STATE. SPECIFIED EROSION CONTROL BLANKET IS TO BE INSTALLED IMMEDIATELY AFTER SEEDING. BLANKET SHALL BE LAID AND SECURED WITH 6" METAL STAPLES AS PER MANUFACTURER'S INSTRUCTIONS. INCIDENTAL WATERING OF ALL SEEDED AREAS TO BE PROVIDED FOUR TIMES A WEEK DURING GROWING SEASON FOR A MINIMUM OF 12 WEEKS, OR UNTIL ESTABLISHED AND MEETING COVERAGE REQUIREMENTS. MOWING MAY BE NECESSARY DURING THE FIRST GROWING SEASON TO KEEP INVASIVE WEEDS FROM SETTING SEEDS. CONTRACTOR IS RESPONSIBLE FOR KEEPING BROADLEAF WEEDS UNDER CONTROL FOR 12 MONTHS AFTER INITIAL SEEDING AND IS ALSO RESPONSIBLE FOR OVER SEEDING BARE AREAS UNTIL SPECIFIED NATIVE GRASSES COVER ALL AREAS AND AREAS WITHOUT SPECIFIED NATIVE GRASS DO NOT EXCEED 6" X 6".

OVER SEEDING

SIX WEEKS AFTER THE INITIAL SEEDING DURING THE FIRST GROWING SEASON AND/OR DURING THE SPRING OF THE SECOND GROWING SEASON ERODED AREAS ARE TO BE CORRECTED AND BARE SEEDED AREAS ARE TO BE OVER SEEDED. OVER SEEDING IS TO BE ACCOMPLISHED BY BROADCASTING SPECIFIED SEED MIX AND RAKING INTO TOP 1/4" TO 1/2" OF SOIL. INCIDENTAL WATERING IS TO BE PROVIDED TO ESTABLISH OVER-SEEDED AREAS. BROADLEAF WEEDS ARE TO BE KEPT UNDER CONTROL BY MANUALLY PULLING OR CUTTING WEEDS OR SPRAYING OF BROADLEAF WEED HERBICIDE. HERBICIDE AND APPLICATION SHALL CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF COLORADO AND MANUFACTURERS INSTRUCTIONS.

GENERAL NOTES

1. ALL UTILITIES, PUBLIC AND PRIVATE, ARE TO BE LOCATED PRIOR TO STARTING ANY WORK ON SITE AND RELOCATED AS NECESSARY FOR THE DURATION OF CONSTRUCTION.
2. ALL LANDSCAPING SHOWN ON THE APPROVED PLANS IS REQUIRED TO BE INSTALLED. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY THE CITY OF AURORA OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OF AURORA PLANNING DEPARTMENT AND MAY DELAY COMPLETION OF PROJECT.
3. ALL QUANTITIES OF MATERIALS SHOWN ON PLANS NEED TO BE VERIFIED IN THE FIELD. NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF LANDSCAPE MATERIALS ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT AND CITY OF AURORA. APPROVAL(S) MUST BE GIVEN PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF LANDSCAPE MATERIAL LOCATIONS NEED TO BE ALTERED DUE TO ON-SITE CONDITIONS.
4. A ONE YEAR WARRANTY IS TO BE PROVIDED FOR ALL PLANT MATERIALS, IRRIGATION COMPONENTS, NATIVE GRASS, AND WORKMANSHIP. WARRANTY CONDITIONS ARE TO BE PROVIDED TO OWNER AND WARRANTY PERIOD WILL COMMENCE UPON FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION.
5. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
7. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
8. THE SEPARATION REQUIREMENTS FROM FIRE DEPARTMENT CONNECTIONS AND FIRE HYDRANTS MUST MEET BOTH LIFE SAFETY (TYPICALLY 3' AND NO MATERIAL GREATER THAN 2' IN HEIGHT) AND LANDSCAPING REQUIREMENTS. A 5' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
9. LANDSCAPING MATERIAL CANNOT BE OMITTED OR REDUCED BASED ON THE INSTALLATION OF A FIRE HYDRANT WITHIN A PARKING LOT ISLAND OR PLANT BED. IT IS RECOMMENDED THAT THE PARKING LOT ISLAND OR PLANT BED BE CONSTRUCTED LARGE ENOUGH TO ADEQUATELY ACCOMMODATE BOTH LANDSCAPING MATERIAL AND FIRE HYDRANTS IN ORDER TO COMPLY WITH ALL CITY STANDARDS.
10. ALL PROPOSED LANDSCAPING WITHIN THE SITE TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.
11. LANDSCAPING MATERIAL SHOWN ON THE SITE PLAN SHALL NOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
12. STANDARD GRAY CONCRETE TO BE USED FOR WALKS, AND ASPHALT TO BE USED FOR DRIVE AISLES AND PARKING SPACES.
13. SITE LIGHTING TO CONSIST OF WALLPACK LIGHTS AROUND PERIMETER OF BUILDING AND ONE PARKING LOT POLE LIGHT AT THE SOUTHEAST CORNER OF THE SITE.

PROJECT NOTES

1. FINE GRADING TO REFLECT FINISHED GRADES SHOWN ON THE PROJECT GRADING PLANS. ALL FINISHED GRADES ARE TO HAVE A MINIMUM 2% SLOPE. ANY POOR DRAINAGE CONDITIONS OR ANY GRADES IN LANDSCAPE AREAS LESS THAN 2% SHALL BE REPORTED PRIOR TO LANDSCAPE CONSTRUCTION WORK. FINISHED GRADES SHALL BE FREE OF WEEDS AND FREE OF DEBRIS AND ROCKS GREATER THAN ONE INCH.
2. FINAL GRADES ADJACENT TO HARDSCAPE SURFACES SHALL MEET THE FOLLOWING SPECIFICATIONS:
2" BELOW TOP OF CONCRETE FOR ALL ROCK COVER BEDS.
1" BELOW TOP OF CONCRETE FOR NATIVE SEED AREAS.
THESE GRADING SPECIFICATIONS SHALL BE COORDINATED WITH WHOEVER IS PROVIDING ROUGH GRADING. FINAL GRADES IN ALL LANDSCAPE AREAS ARE TO BE ESTABLISHED USING ON-SITE STOCKPILED TOPSOIL.
3. AFTER PLANTING, BUT BEFORE ROCK COVER IS INSTALLED, ALL PLANTING BEDS ARE TO RECEIVE A GRANULAR PRE-EMERGENT HERBICIDE (PREEN OR SNAPSHOT). APPLY PER MANUFACTURER'S INSTRUCTIONS. ALL PLANTING BEDS SHALL BE SPRAYED WITH WATER IMMEDIATELY AFTER MULCH IS INSTALLED TO REMOVE PRE-EMERGENT FROM FOLIAGE AND ACTIVATE HERBICIDE.
4. ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION. PLANTING BEDS SHALL RECEIVE 3 CU. YDS. OF COMPOST PER 1,000 SQ. FT. SEEDED AREAS SHALL RECEIVE 2 CU. YDS. OF COMPOST PER 1,000 SQ. FT. COMPOST SHALL BE A-1 ORGANICS 'PREMIUM 3 MIX' OR EQUAL. ALL COMPOST SHALL BE ROTO-TILLED INTO EXISTING SOIL TO A 6" DEPTH.
5. ROCK COVER AREAS TO CONSIST OF 1.5" DIAMETER 'PIONEER GRANITE' CRUSHED ROCK (PIONEER SAND), SPREAD 3" DEEP OVER LANDSCAPE FABRIC.
6. 'GORILLA HAIR' WOOD MULCH IS TO BE PROVIDED AROUND BASE OF TREES IN ROCK COVER AREAS, 4' DIAMETER. MULCH IS TO BE SPRAYED DOWN WITH WATER IMMEDIATELY AFTER SPREADING TO HELP MAT IT DOWN AND PREVENT MULCH FROM BLOWING AWAY.
7. STEEL EDGING IS TO CONSIST OF 14 GAUGE PERFORATED GALVANIZED ROLLED-TOP STEEL EDGING. EDGING IS TO BE USED TO SEPARATE GRASS AND ROCK COVER AREAS, UNLESS OTHERWISE NOTED ON PLAN. EDGING IS TO BE PARTIALLY BURIED SO THAT HALF OF EDGING HEIGHT IS BELOW FINISHED SOIL GRADE. 12" STEEL EDGING PINS TO BE INSTALLED EVERY 4' O.C. MAX.. ENDS OF STEEL EDGING TO OVERLAP 6" MINIMUM WITH AND HAVE TWO PINS SECURING OVERLAPPED ENDS.
8. NATIVE SEED TO BE BROADCAST OR HYDRO-SEEDED AT A RATE OF 2 LBS. PER 1,000 SQ. FT. IF BROADCAST, SEED BED TO BE COVERED WITH A LIGHT APPLICATION (LEASS THAN 1/2" DEPTH) OF FINE TREE MULCH OR STRAW TO HELP WITH MOISTURE RETENTION, GERMINATION, AND EROSION PREVENTION.
9. ALL TREES, SHRUBS, AND ORNAMENTAL GRASSES ARE TO BE DRIP IRRIGATED. NATIVE GRASS AREA IS TO BE SPRAY IRRIGATED UNTIL ESTABLISHED.

TREE PROTECTION NOTES AND FENCING DETAIL
SHOWN ON THIS SHEET ARE TO BE IMPLEMENTED
FOR THE PROTECTION OF THE EXISTING TREES
ADJACENT TO THE NORTH PROPERTY LINE OF THIS
SITE.

TREE PROTECTION NOTES

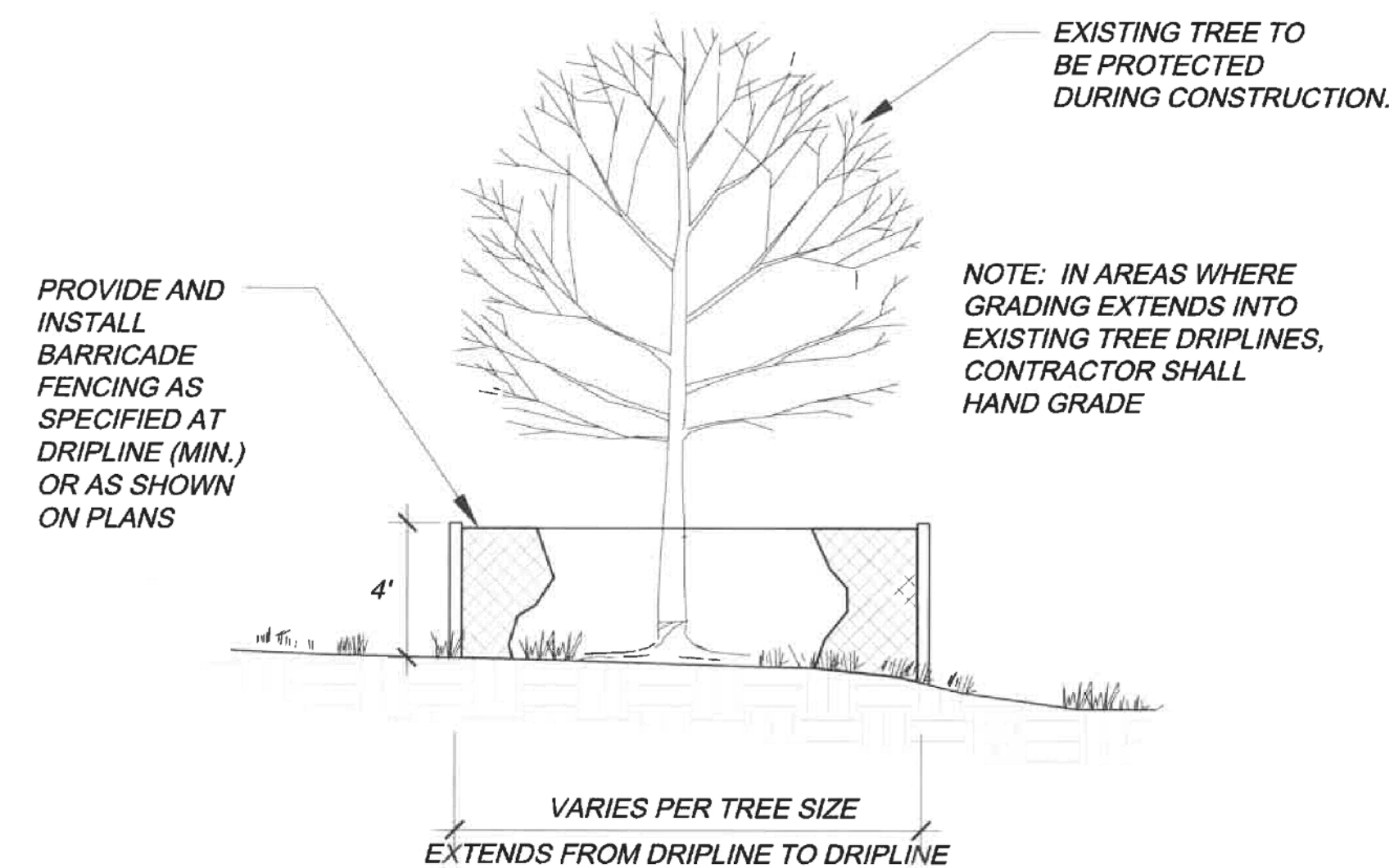
1. PRIOR TO THE BEGINNING OF CONSTRUCTION, ESTABLISH THE TREE PROTECTION ZONE BY INSTALLING TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN. LOCATE FENCING AT THE OUTSIDE OF THE DRIP LINE OF THE TREES OR AT A DISTANCE FROM THE TREE TRUNK OF ONE(1) FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER, WHICHEVER IS GREATER. FOR GROUPS OF TREES, THE MINIMUM DISTANCE BETWEEN THE TREE TRUNK AND THE FENCING SHALL BE ONE(1) FOOT FOR EACH INCH OF TRUNK DIAMETER. FOLLOWING INSTALLATION OF FENCING, REQUEST INSPECTION BY THE CITY OF AURORA PARKS & FORESTRY DIVISION (303-739-7177) OR AUTHORIZED DESIGNEE.
2. TREE PROTECTION FENCING SHALL BE 4' HEIGHT, ORANGE MESH FENCING ATTACHED TO "T" POSTS. FENCING SHALL BE INSPECTED AND MAINTAINED DAILY.
3. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL OF THEIR WORKERS, SUBCONTRACTORS AND SUPPLIERS UNDER THIS REQUIREMENT. WITHIN THE TREE PROTECTION ZONE, THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED EXCEPT AS NECESSARY TO EXECUTE DETAILS TP-2.0, 2.1, 3.1 & 3.2:
 - A. EQUIPMENT USE AND STORAGE
 - B. MATERIAL DELIVERY OR STORAGE
 - C. VEHICLE TRAFFIC, PARKING, USE OR STORAGE
 - D. SPREADING, EXCAVATING, COMPACTING OR STOCKPILING OF SOIL
 - E. CONCRETE WASH-OUT AREAS AND RUN-OFF FROM CONCRETE WASH-OUT AREAS
 - F. FOOT TRAFFIC
 - G. RUN-OFF CONTAINING HARMFUL LIQUIDS SUCH AS OIL, GAS, PAINT, SOLVENTS, FERTILIZER, ASPHALT, MORTAR, TAR OR SIMILAR MATERIALS
4. VIOLATION OF THE TREE PROTECTION ZONE SHALL RESULT IN A FINE OF \$500 PER INCIDENCE AND MAY BE INCREASED BASED ON THE PERCENTAGE OF THE ZONE AFFECTED MULTIPLIED BY THE FULL VALUE OF THE TREE (OR TREES) ESTABLISHED PRIOR TO CONSTRUCTION. IF MORE THAN 30% OF THE TREE PROTECTION ZONE IS DAMAGED, THE FINE SHALL BE THE FULL VALUE OF THE ADJACENT TREE (OR TREES). FOR THE PURPOSE OF THESE REQUIREMENTS, CONSTRUCTION FENCING (LOCATED AT THE LIMITS OF CONSTRUCTION) SHALL BE TREATED AS TREE PROTECTION FENCING AND SHALL ESTABLISH A TREE PROTECTION ZONE FOR NEARBY TREES.
5. DAMAGE TO THE MAIN TRUNKS OF TREES IS PROHIBITED. DAMAGE NOT PREVIOUSLY DOCUMENTED SHALL RESULT IN A FINE BASED ON THE PERCENTAGE OF THE CIRCUMFERENCE AFFECTED. DAMAGE GREATER THAN 30% OF THE CIRCUMFERENCE OR AFFECTING THE STRUCTURAL INTEGRITY OF THE TREE WILL RESULT IN A FINE EQUAL TO THE FULL VALUE OF THE TREE.
6. LIMB REMOVAL IS PROHIBITED, UNLESS APPROVED PRIOR TO CONSTRUCTION OR AS AUTHORIZED BY THE CITY OF AURORA PARKS & FORESTRY DIVISION. LIMB REMOVAL, IF APPROVED, SHALL BE DONE PRIOR TO THE START OF CONSTRUCTION. DAMAGED BRANCHES SHALL BE PRUNED WITHIN 10 DAYS OF THE OCCURRENCE UTILIZING ANSI A300 STANDARDS. UNAUTHORIZED LIMB DAMAGE OR REMOVAL CAN RESULT IN A FINE OF \$500 PER BRANCH AS MAY BE DETERMINED BY THE CONSTRUCTION MANAGER OR HIS FORESTRY CONSULTANT. LIMB REMOVAL AND ALL OTHER APPROVED PRUNING SHALL BE PERFORMED BY A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION.
7. IF ROOTS GREATER THAN ONE(1) INCH DIAMETER REQUIRE CUTTING/REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO(2) 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR AUTHORIZED DESIGNEE.
8. EXISTING TREES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3 OF THE TREE PRESERVATION POLICY. THE MITIGATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.



City of Aurora
Parks, Recreation & Open Space Dept.
Date: October 2020

*TREE PROTECTION
NOTES*

PROS
TP-1.0



City of Aurora
Parks, Recreation & Open Space Dept.
Date: October 2020

**TREE PROTECTION
FENCING**

PROS
TP-3.0

ROCKY MOUNTAIN GROUP

Architectural
Structural
Forensics

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(719)488-2145 ~ WWW.RMG-ENGINEERS.COM
SOUTHERN COLORADO, DENVER METRO, NORTHERN COLORADO

PRELIMINARY NOT FOR CONSTRUCTION

JWLA

Jon WALSH,
LANDSCAPE ARCHITECT

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570 POTOMAC STREET RETAIL

570 POTOMAC STREET, AURORA, COLORADO 80012

PREMIER INVESTMENT PROPERTIES, LLC

SHEET NAME LANDSCAPE DETAILS AND NOTES

PROJECT STATUS
100% CD Set

ARCH/ENG:	-
DRAWN:	JCV
CHECKED:	JCV

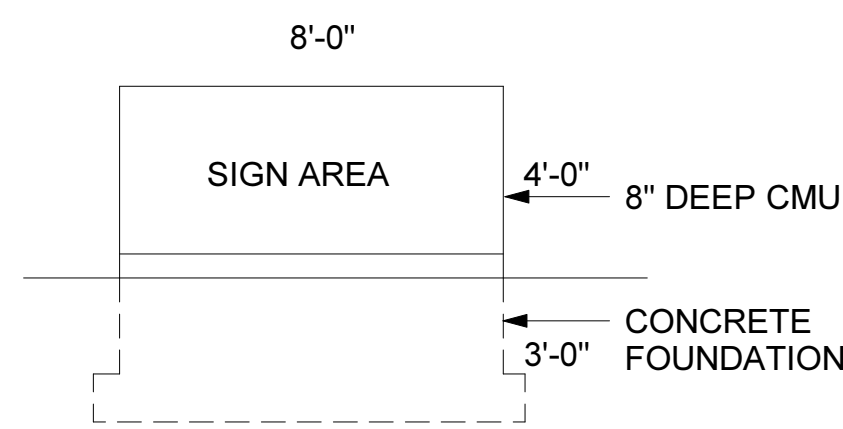
DATE
01/05/

#	REVISION	DATE
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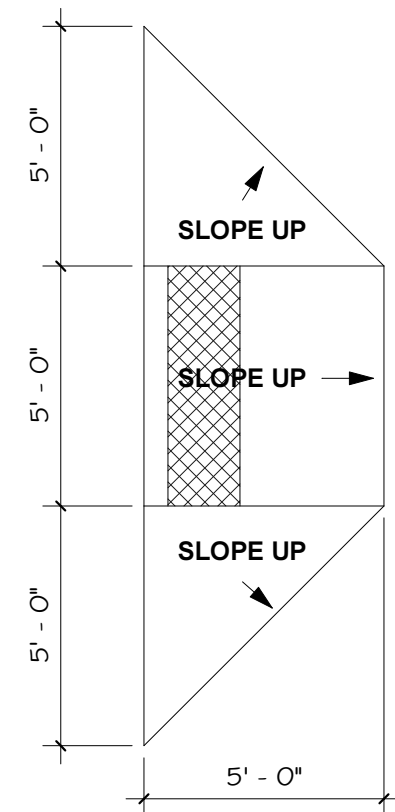
JOB NO. 172212

SHEET NO. 7 OF 1

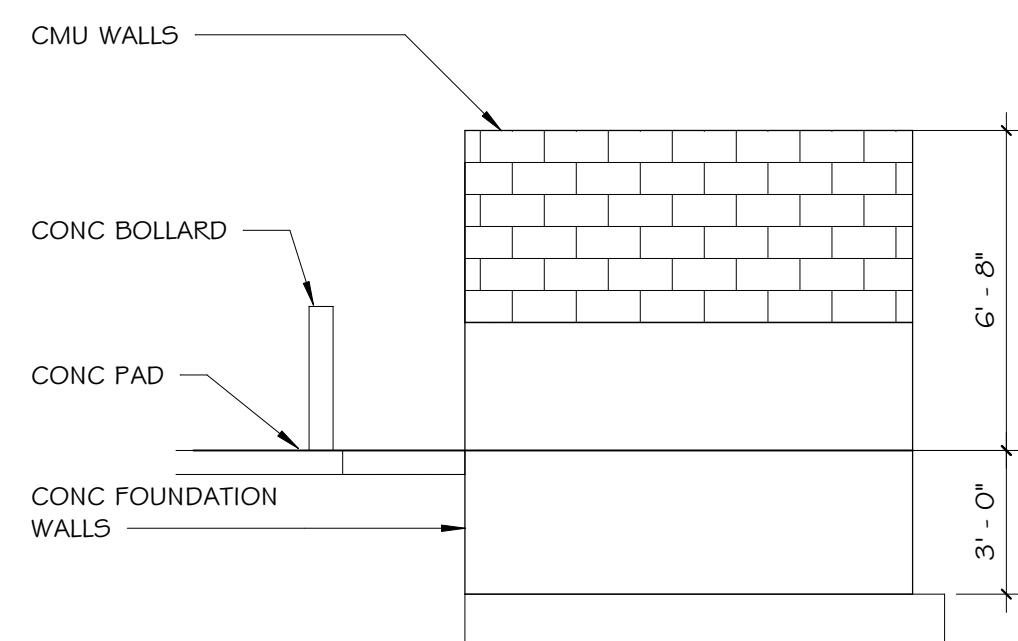
8 MONUMENT SIGN
SCALE: 1/4" = 1'-0"



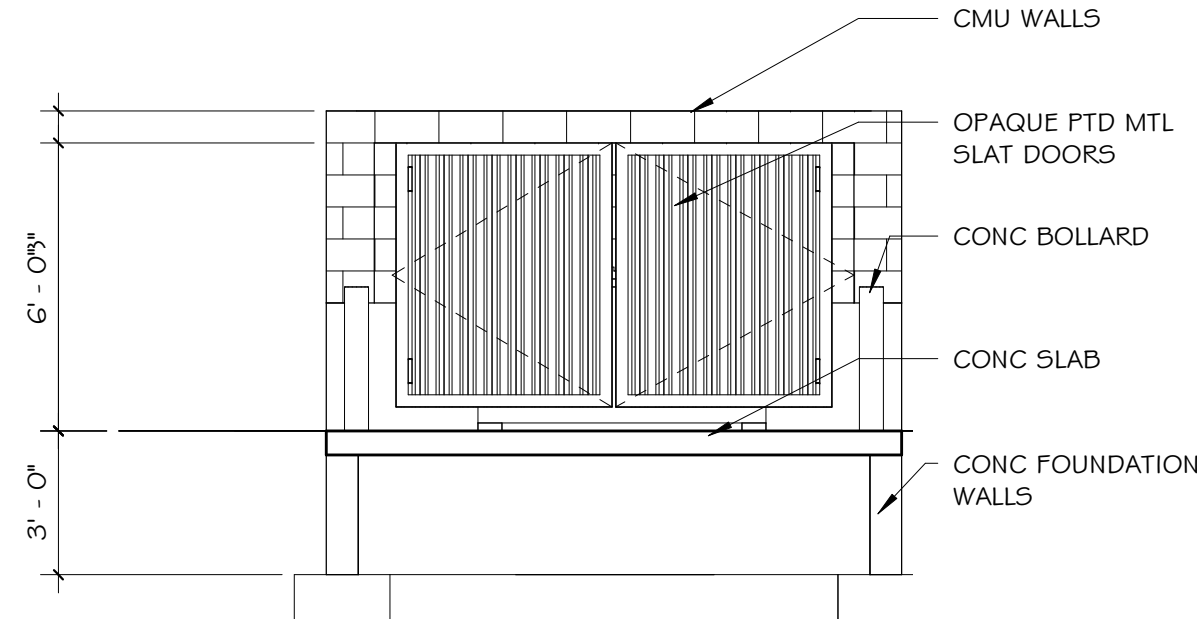
7 ADA RAMP
SCALE: 1/4" = 1'-0"



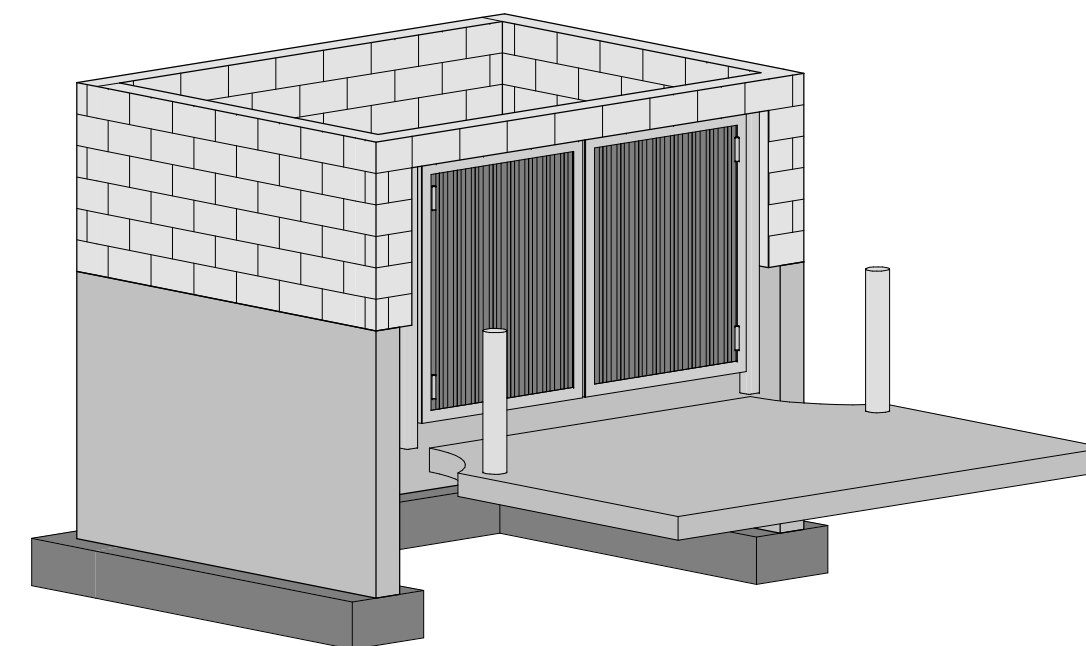
6 TRASH ELEVATION - SIDE
SCALE: 1/4" = 1'-0"



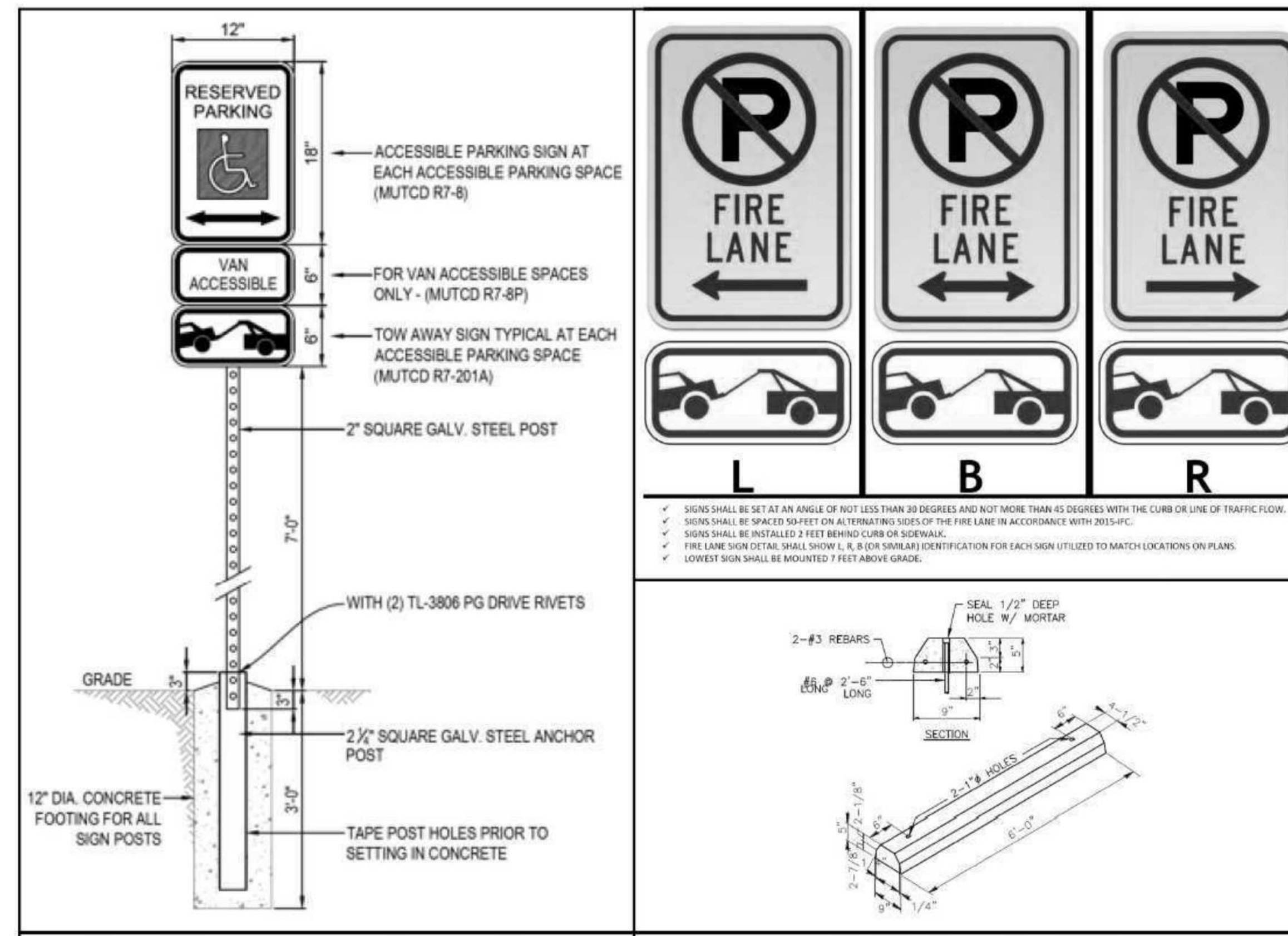
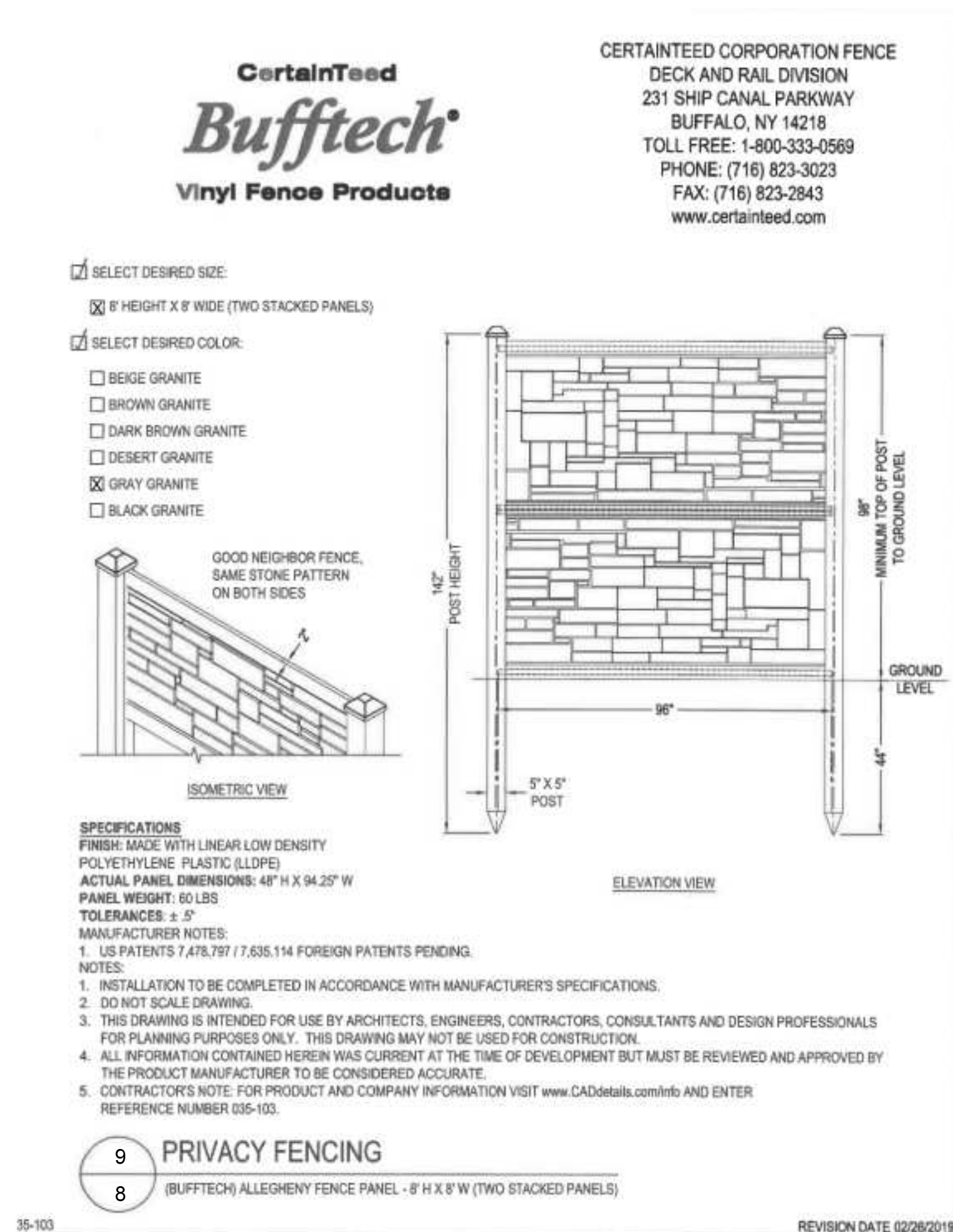
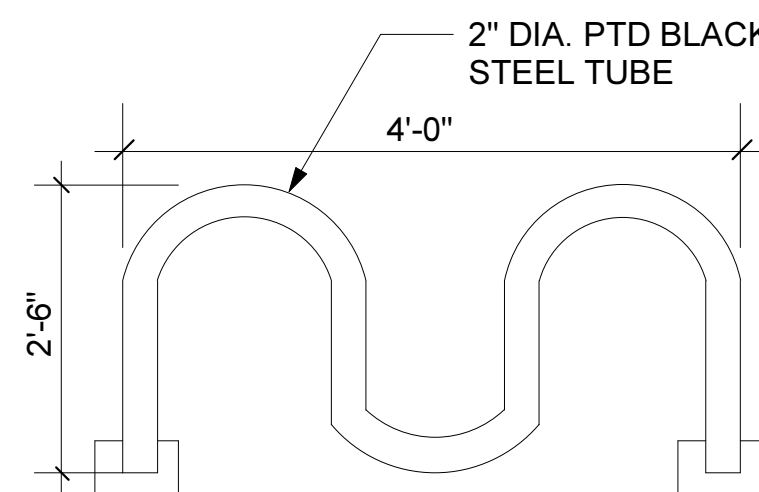
5 TRASH ELEVATION - FRONT
SCALE: 1/4" = 1'-0"



4 TRASH ENCLOSURE
SCALE:



2 BIKE RACK
NOT TO SCALE



SHEET NAME
SITE PLAN DETAILS

570 POTOMAC STREET RETAIL

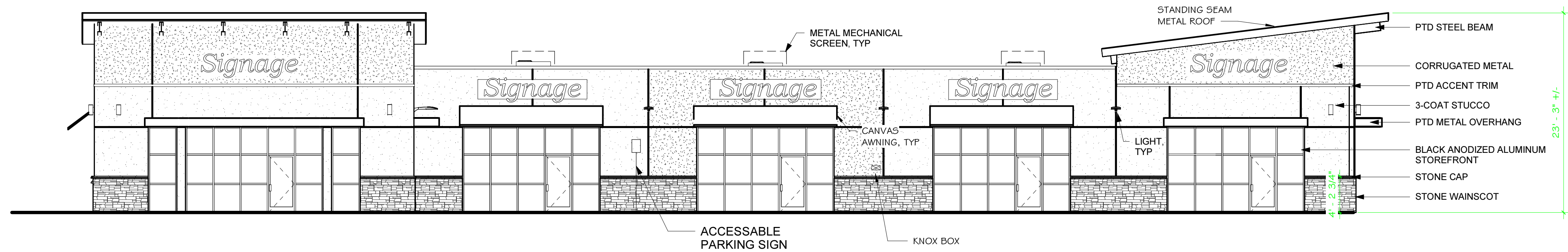
PROJECT STATUS
BID PLAN SET

570 POTOMAC STREET, AURORA, COLORADO 80012
PREMIER INVESTMENT PROPERTIES, LLC

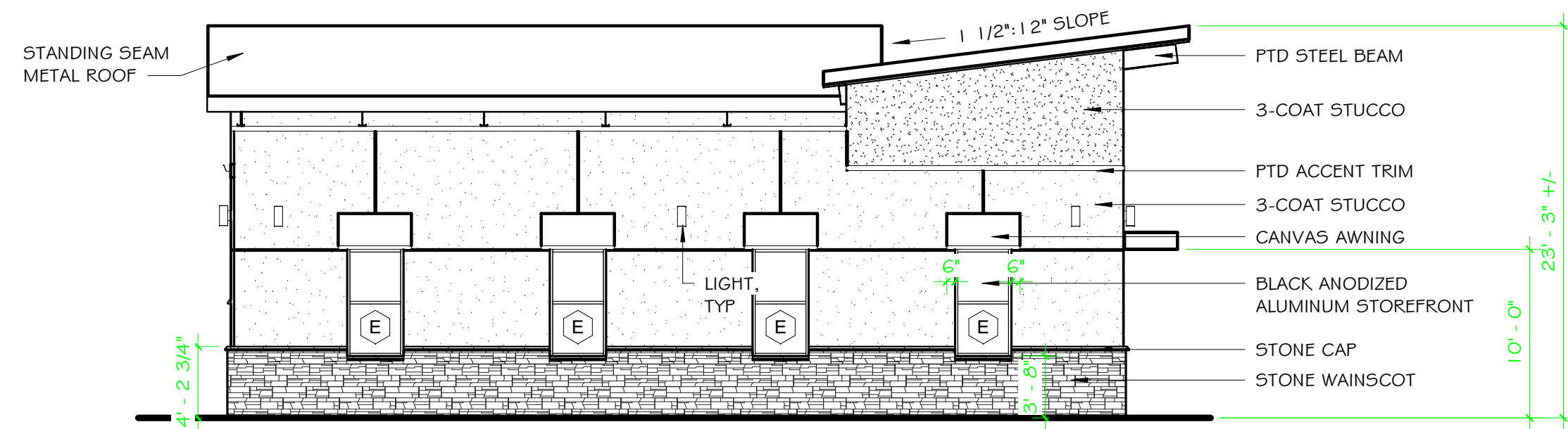
ROCKY MOUNTAIN GROUP
Geotechnical
Materials, Testing
Civil/Planning
Architectural
Structural
Forensic
RMG
ENGINEERS-ARCHITECTS
SOUTHERN COLORADO
19375 BEAVER LANE RD., NOBLESBURG, MO 64015
PH: 660-222-1100 FAX: 660-222-1101
SOUTHERN COLORADO, CHRYSLER FINANCIAL, HANOVER, COLORADO

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CONSTRUCTION

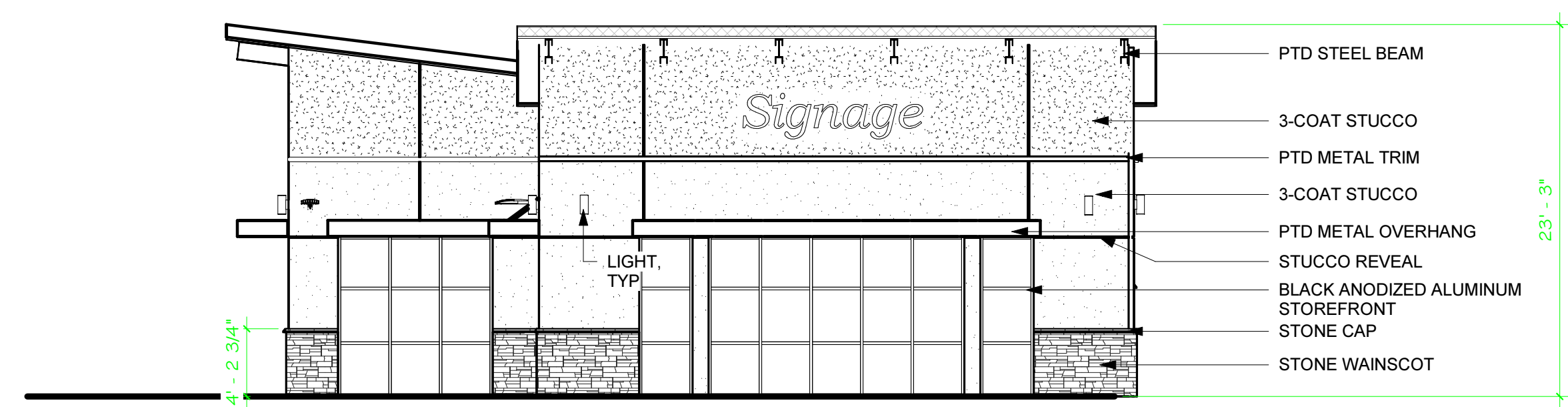
ARCHENGE:	DRAWN: LCV
CHECKED: Checker	DATE
	10.04.2021
REVISION	DATE
JOB NO.	172212
SHEET NO.	8
	of 12



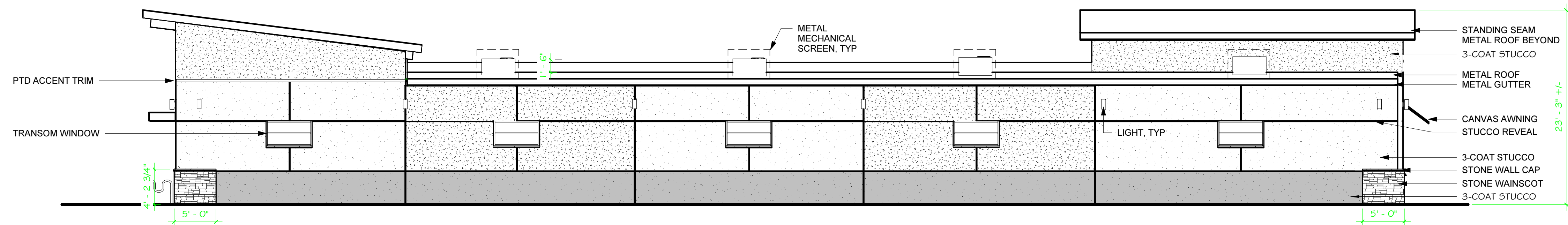
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WSR WALLPACK LUMINAIRE
12 SCALE: NONE



3 OLLWD WALLPACK LUMINAIRE
12 SCALE: NONE



2 DSX1 AREA LUMINAIRE
12 SCALE: NONE

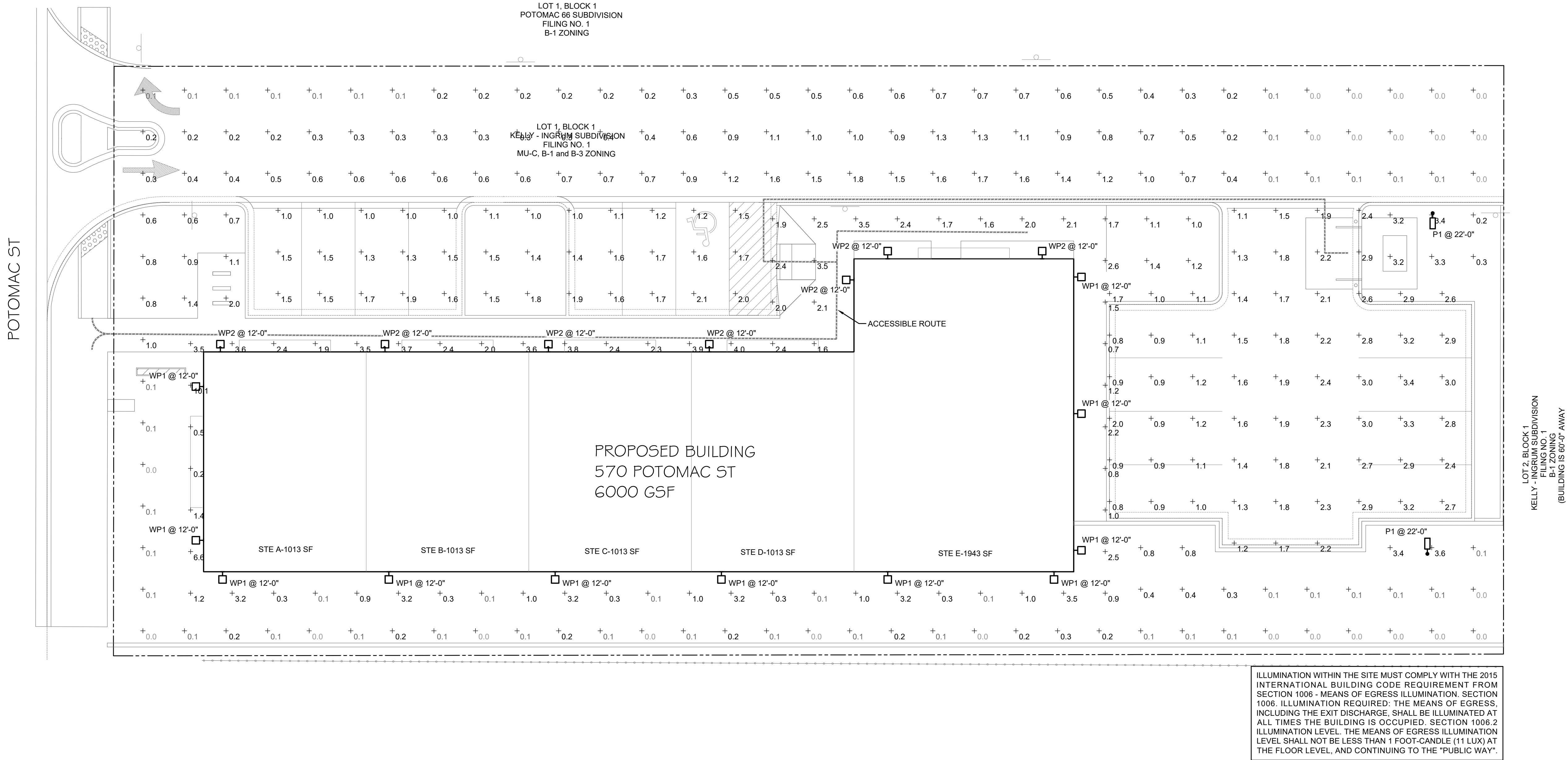
LIGHT FIXTURE SCHEDULE

MARK	MANUF.	MODEL	LAMP			MOUNTING	DESCRIPTION	VOLTAGE	TOTAL WATTS	NOTES
			QTY.	WATT	TYPE					
P1	LITHONIA	DSX1 LED P1 40K RCCO MVOLT	1	54.0	LED	POLE @ 22'-0"	AREA LUMINAIRE	120/277	54.0	1 - 2
WP1	KICHLER	11310BKTLLED	1	20.0	LED	SURFACE	WALLPACK	120/277	20.0	1 - 2
WP2	LITHONIA	WSR LED P1 SR4 40K MVOLT	1	19.6	LED	SURFACE	WALLPACK	120/277	19.6	1 - 2

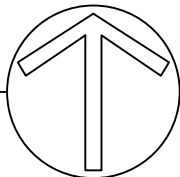
NOTES:
1) COORDINATE ALL CONTROLS WITH LIGHTING MANUFACTURER.
2) CONFIRM ALL LIGHT FIXTURE SELECTIONS WITH TENANT PRIOR TO ORDERING. THIS INCLUDES COLORS, COLOR TEMPERATURES, MANUFACTURER, ETC.

CALCULATION ZONE STATISTICS

DESCRIPTION	SYMBOL (fc)	AVERAGE (fc)	MAXIMUM (fc)	MINIMUM (fc)	MAX./MIN. (fc)	AVG./MIN. (fc)
PARKING LOT	+	1.8	3.4	0.8	4.3:1	2.3:1
BLDG. PARAMETER	+	2.0	10.1	0.1	N/A	20.0:1
TO PROPERTY LINE	+	0.5	3.6	0.0	N/A	N/A



1 SITE PHOTOMETRIC
12 SCALE: 1"=10'-0"



ROCKY MOUNTAIN GROUP



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Planning
Surveying
Traffic Engineering



07.27.2021

McShea
consulting, LLC
MECHANICAL • ELECTRICAL • PLUMBING
4445 Northpark Dr., Suite 200
Colorado Springs, CO 80907
mcsheac consulting.com
Project: 20-1811

570 POTOMAC STREET RETAIL

570 POTOMAC STREET, AURORA, COLORADO 80012

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SHEET NAME
SITE PHOTOMETRIC

PROJECT STATUS

ARCHENGIN:	-
DRAWN:	CCF
CHECKED:	MRM
DATE:	10.04.2021
REVISION:	DATE
JOB NO.	172212
SHEET NO.	11
OF 12	

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Performance Data

Lumen Output

Lumen output for each photometric test performed as accordance with IESNA LM-79, LM-80. Data is contained in the table to the right. All measurements were taken at 25°C ambient temperature. All units are contained within the table.

Model	Temp	Beam Angle	Lumen Output			
			LM-79	LM-80	LM-80	LM-80
F1	200K	90°	1,211	108	2,201	135
		120°	1,276	108	2,251	138
		150°	1,324	108	2,301	141
		180°	1,374	108	2,351	144
F1	200K	90°	1,291	108	2,276	138
		120°	1,341	108	2,326	141
		150°	1,391	108	2,376	144
		180°	1,441	108	2,426	147
F1	200K	90°	1,366	108	2,351	141
		120°	1,416	108	2,401	144
		150°	1,466	108	2,451	147
		180°	1,516	108	2,501	150
F1	200K	90°	1,391	108	2,376	141
		120°	1,441	108	2,426	144
		150°	1,491	108	2,476	147
		180°	1,541	108	2,526	150
F1	200K	90°	1,416	108	2,401	144
		120°	1,466	108	2,451	147
		150°	1,516	108	2,501	150
		180°	1,566	108	2,551	153

Beam Spread and Color Rendering

Model	Temp	Beam Angle	Beam Spread			
			Beam Spread	Spot Size	Beam Spread	Spot Size
F1	200K	90°	191°	10.0"	191°	10.0"
		120°	191°	10.0"	191°	10.0"
		150°	191°	10.0"	191°	10.0"
		180°	191°	10.0"	191°	10.0"

TM-30 US95

Lumen Ambient Temperature (LAT) Multipliers

Use these multipliers to estimate lumen output for average ambient temperatures other than 25°C (77°F).

Ambient Temp (°C)	Multiplier
25	1.00
30	0.95
35	0.90
40	0.85
45	0.80

Projected Lumen Maintenance

Projected lumen maintenance performance data for the BHM LED is calculated using the LM-80 test method. The projected lumen maintenance is 90% after 50,000 hours of operation at 25°C (77°F).

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Projected lumen maintenance performance data for the BHM LED is calculated using the LM-80 test method. The projected lumen maintenance is 90% after 50,000 hours of operation at 25

Cylinder 3000K LED 12.25" Wall Light		15110BKTEDL	© 2020 Kichler Lighting, LLC. All Rights Reserved.
SPECIFICATIONS			
Certifications/Qualifications			
Energy Star	Yes		
Title 24 Compliant	Yes		
		www.kichler.com/warranty	
Dimensions			
Base Backplate	5		
Extension	6.50"		
Weight	2.63 LBS		
Height from center of Wall opening (Spec. Shield)	5.21"		
Height	12.29"		
Length	6.50"		
Width	5.00"		
Light Source			
Delivered Lumens	925		
Dimmable	Yes		
Expected Life Span	45000		
Lamp Included	Integrated		
Light Source	LED		
Max or Nominal Watt	20W		
Max Wattage/Range	20W		
Mounting/Installation			
Mounting/Installation	Exterior		
Location Rating	Wall		
Mounting Style	Wall Mount		
Mounting Weight	3.50 LBS		
Photometrics			
Color Rendering Index	90		
Kelvin Temperature	3000K		
FIXTURE ATTRIBUTES			
Housing			
Primary Material	EPDM		
Product/Ordering Information			
SKU	11110BKTEDL		
Finish	Textured Black		
Style	Other		
UPC	783927545297		
Finish Options			
<div> <div></div> <div>Textured Black</div> </div>			

[illegible][illegible][illegible]


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 www.rockymountaingroup.com


 07.27.2021


McShea Consulting, LLC
 MECHANICAL • ELECTRICAL • PLUMBING
 4445 Northpark Dr., Suite 200
 Colorado Springs, CO 80907
 mcsheaconsulting.com
 Project: 20-1811

570 POTOMAC STREET RETAIL	570 POTOMAC STREET, AURORA, COLORADO 80012	PREMIER INVESTMENT PROPERTIES, LLC
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SHEET NAME		SITE PHOTOMETRIC DETAIL		PROJECT STATUS	
ARCHING:		-			
DRAWING:		CCF			
CHECKED:		MRM			
DATE 10.04.2021					
	REVISION	DATE			
JOB NO.		172212			
SHEET NO.		12			
		OF 12			